

Approved Meeting Minutes as Amended

MINUTES

**SUTTONS BAY TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING - APRIL 12, 2022**

CALL TO ORDER

Dennis Rathnaw, Chair, called the April 12, 2022 Suttons Bay Township Planning Commission Meeting to order at 6:02 pm at the Suttons Bay Fire Department, 201 S. St. Mary's Street, Suttons Bay Township, Michigan. The meeting was held with public participation via Zoom electronic remote access.

Quorum Present

Present: Dennis Rathnaw, Dee McClure, Tom Nixon, Rhoda Johnson, Patti Miller, Doug Periard & Don Gregory arrived at 6:07 pm.

Absent: Andy Brandt

Vacancy on Commission

Staff Present: Steve Patmore, Mathew Cooke

Marge Johnson via Zoom.

APPROVAL OF AGENDA

Tom Nixon/moved, Dennis Rathnaw/supported, to approve the agenda as submitted, passed.

PUBLIC COMMENT - None.

CONFLICT OF INTEREST - None.

ITEMS OF DISCUSSION/CONSIDERATION

1. Preliminary Review & Public Hearing of an Application and Request from 9 Bean Rows, LLC for a Special Land Use Permit to construct and operate four (4) seasonal worker housing units at 8996 & 9000 E. Duck Lake Rd., Suttons Bay, MI 49682: Property Numbers 45-011-020-006-00 & 45-011-019-002-00.

Chairman Rathnaw opened the public hearing.

Steve Patmore - Introduction

- This is a preliminary review-a new site plan is being distributed tonight

- The request from 9 Bean Rows, LLC was published as a public hearing
- Keep the new site plan for next month's meeting. This will fit with seasonal worker housing with conditions (defined as workers who are seasonal).
- The Findings of Fact will be reviewed next month.
- A license from the State of Michigan is required by the applicant before the units are occupied.
- Acreage and density requirements will be met.
- Applicant is working with the Fire Chief on parking and driveway requirements.
- Recommend PC look at the site.

Nic Welty – 9 Bean Rows

- Met with Fire Chief and addressed driveway and parking requirements
- There is a lease for farmland which is connected and makes 20 acres.
- One of the people losing their home is one of our workers who lives in an apartment above the bakery.
- Because of the construction, the Building Department doesn't want to see that mixed use in that building any more.
- Will have to sign a letter that there will be no apartment above the building.
- Dept. of Agriculture allows one person per housing unit, almost 200 sq ft. (considered one seasonal worker housing) and will address whether unit is heated or not.
- Goal to keep the units close together so the Dept of Agriculture will be happy with it.
- Hard to find a way to make more units fit on the property.
- Reserving the top of the hill for growing.

Chari Rathnaw opened the floor to public comment.

PUBLIC COMMENT

No public comment. It was noted that there were no written comments received.

Dennis Rathnaw/moved, Don Gregory/supported, to adjourn the Public Hearing on the 9 Bean Rows Special Use Permit Application until 6:00 p.m. on May 3, 2022 at the Suttons Bay/Bingham Fire Hall Meeting Room, 102 S. St. Mary's Street, Suttons Bay, MI,

2. Continuation of Zoning Ordinance revision discussion -
Discussion of Article 14.23 - 15.1.

Commissioners' Comments - None.

Public Comment - None.

Next Meeting - May 3, 2022

Adjournment - Chair Dennis Rathnaw adjourned the meeting at 8:02 p.m.

Minutes by Marge Johnson, Recording Secretary
Dee McClure, Secretary